

039.0

0002

0009.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

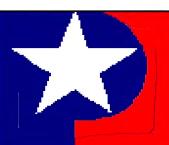
807,100 / 807,100

USE VALUE:

807,100 / 807,100

ASSESSED:

807,100 / 807,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
9-11		PATRICK ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MC NULTY RITA	
Owner 2:		
Owner 3:		

Street 1:	C/O JOHN O'CONNELL
Street 2:	47 AUBURN ST

Twn/City:	MEDFORD
St/Prov:	MA
Postal:	02155

Own Occ:	Y
Postal:	Type:

PREVIOUS OWNER	
Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION
This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1955, having primarily Vinyl Exterior and 2170 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R2 TWO FAMIL 100 water
o
n
Census: Exempt
Flood Haz:
D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

104 Two Family	7512	Sq. Ft.	Site	0	64.	0.86	3														

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct	
104		7512.000	394,100			413,000	807,100				25715	
Total Card		0.172	394,100			413,000	807,100	Entered Lot Size			GIS Ref	
Total Parcel		0.172	394,100			413,000	807,100	Total Land:			GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:		371.94	/Parcel:	371.94	Land Unit Type:			Insp Date
												12/06/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	394,100	0	7,512.	413,000	807,100		Year end	12/23/2021
2021	104	FV	376,100	0	7,512.	413,000	789,100		Year End Roll	12/10/2020
2020	104	FV	376,100	0	7,512.	413,000	789,100		Year End Roll	12/18/2019
2019	104	FV	338,900	0	7,512.	374,300	713,200	713,200	Year End Roll	1/3/2019
2018	104	FV	338,900	0	7,512.	354,900	693,800	693,800	Year End Roll	12/20/2017
2017	104	FV	316,900	0	7,512.	309,800	626,700	626,700	Year End Roll	1/3/2017
2016	104	FV	316,900	0	7,512.	264,600	581,500	581,500	Year End	1/4/2016
2015	104	FV	280,700	0	7,512.	245,200	525,900	525,900	Year End Roll	12/11/2014

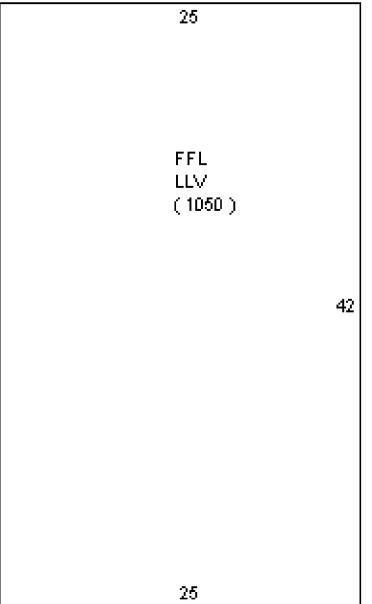
**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	788-22		1/1/1901	Family		No	No	N	

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
10/7/2008 1277 New Wind 16,500

ACTIVITY INFORMATION
Date Result By Name
12/6/2018 MEAS&NOTICE CC Chris C
1/15/2009 Meas/Inspect 294 PATRIOT
3/31/2000 Inspected 264 PATRIOT
3/1/2000 Measured 197 PATRIOT
8/19/1993 TH

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 13 - Multi-Garden		Full Bath: 2	Rating: Average	A Bath:	Rating:																
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																
(Liv) Units: 2	Total: 2	1/2 Bath:	Rating:	A HBth:	Rating:																
Foundation: 1 - Concrete		OthrFix:	Rating:	RESIDENTIAL GRID																	
Frame: 1 - Wood		Kits: 2	Rating: Average	1st Res Grid   Desc: Line 1   # Units 2																	
Prime Wall: 4 - Vinyl		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
Sec Wall: 8 - Brick Veneer	10 %	Fpl:	Rating:	Other																	
Roof Struct: 2 - Hip		WSFlue:	Rating:	Upper																	
Roof Cover: 1 - Asphalt Shgl		Lvl 2																			
Color: BEIGE		Lvl 1																			
View / Desir:		Lower																			
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>					
Grade: C - Average		Location:		Phys Cond: AV - Average	31 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL	Interior:	2	5	2					
Year Blt: 1955	Eff Yr Blt:	Total Units:		Economic:	%	Additions:		Kitchen:					Baths:								
Alt LUC:	Alt %:	Floor:		Special:	%	Plumbing:		Electric:					Heating:								
Jurisdct: G10	Fact: .	% Own:		Override:	%	General:		Totals					Totals								
Const Mod:		Name:						2	10	4											
Lump Sum Adj:		<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>							
<b>INTERIOR INFORMATION</b>				Basic \$ / SQ: 180.00	Size Adj.: 1.35000002	Const Adj.: 0.99287075	Adj \$ / SQ: 241.268	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type
Avg Ht/FL: STD		Other Features: 101500	Grade Factor: 1.00					FFL	First Floor	1,120	241.270	270,220	LLV	100 FLA		100					
Prim Int Wal 2 - Plaster		NBHD Inf: 1.00000000	NBHD Mod:	WtAv\$/SQ:	AvRate:	Ind.Val															
Sec Int Wall:	%	LUC Factor: 1.00	Adj Total: 571218	Juris. Factor: 1.00	Before Depr:	241.27															
Partition: T - Typical		Depreciation: 177078	Final Total: 394100	Special Features: 0	Val/Su Net:	181.61		Net Sketched Area:	2,170	Total:	469,718										
Prim Floors: 4 - Carpet		Deprecated Total: 394140	Val/Su SzAd: 351.88					Size Ad	1120	Gross Area	2170	FinArea	2170								
Sec Floors:	%																				
Bsmnt Flr: 4 - Carpet																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 3 - Electric																					
Heat Type: 6 - Elec Base/B																					
# Heat Sys: 2																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b> 039.0-0002-0009.A				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
1	Metal Shed	D	Y	1	8X9	A	AV	1990	0.00	T	23.2	104									
More: N				Total Yard Items:				Total Special Features:				Total:									